

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
MARCH 21, 2024**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, March 21, 2024, Via Zoom.
PRESENT	Gregory Tribelhorn – President Steve Grabowski – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
ABSENT	Krystal Dixon – Vice President
Representing Powerstone	Kaycie Lambright – Community Manager Paige Gregory – Community Manager
OTHERS PRESENT	Matt Nawabi – Ross Construction Management Connor Ross – Ross Construction Management
CALL TO ORDER	The Regular Session meeting was called to order at 6:32 p.m. by President, Gregory Tribelhorn.
EXECUTIVE SESSION	<u>Executive Session Update</u> It was noted that the Board met in Executive Session prior to the Regular Session Meeting to discuss delinquency matters and homeowner requests.
HOMEOWNER FORUM	<u>Homeowner Forum</u> There were 9 homeowners present who had questions about their units build backs, patio/decks, windows/skylights, water tests and streams.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 02/15/24</u> B. <u>February 2024 Financial Statement</u> C. <u>Ratify –152 Singingwood #9 – Termite Treatment for \$1,273.00</u> Upon motion duly made, seconded, and carried unanimously the Board approved items A through C from the consent calendar as submitted.
UNFINISHED BUSINESS	<u>Loan Project – Updates</u> The Board discussed projects updates with Ross Construction on the roof and deck work. Antis Roofing work to be put on hold for the month of April due to inconsistent weather. Work is expected to resume April 29 th . <u>Loan Project Skylight Replacements</u> The Board reviewed the proposal from Antis for recommended skylight replacements in conjunction with the roofing loan project. The Board ultimately tabled the full proposal but authorized Director Grabowski to be granted authority over reviewing a reduced scope of work for skylight replacements needed.

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Reclassing of Invoices

The board determined to table the discussion on reclassing of past operating expense repairs related to the roof and deck loan for further consideration.

190 Singingwood # 6 – Tree Roots

The board determined to table the proposal to have the tree roots excavated from the main line at the above-mentioned unit. The Board requested management work with BrightView to determine where the tree is located.

NEW BUSINESS

5846 Creekside #44 - Powerwashing

Upon a motion duly made, seconded and carried the board denied the homeowner request to have their front entryway power washed due to growing algae. The Board did request management reach out to Antis roofing to have them take a look at the downspout and the direction in which is it draining.

5846 Creekside #20 – Tree/Patio

The Board reviewed the enclosed homeowners reports of issues of a tree leaving stains on their patio. The Board determined that this is a Homeowner component, and they need to clean their patio. Management will have Brightview inspect the tree.

Controller Lock

Upon a motion duly made, seconded and carried the Board denied the proposal from BrightView to repair the broken locks on controllers #2 and #3.

Lighting Proposal

The Board determined to table the proposal from Horizon Lighting to have all light poles throughout the property inspected for stability.

UNIT REPAIRS

Rainstorm – Leaks

Upon a motion duly made, seconded, and carried the Board approved the buildback proposal from Dry Master for until 152 Singingwood #9 for a total cost of \$1,970.61. The Board determined to table the below proposals to be included in the loan project:

- 5739 Stillwater #13 – Exterior stucco repair
- 5727 Stillwater #15 – Downspout replacement

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, April 18th, with Executive Session at 5:30 pm and General Session at 6:00 p.m., virtually.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:48 p.m.

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ATTEST

Name

Title

Name

Title